

RESIDENT NEWSLETTER – AUGUST 2021

KEEPING YOU INFORMED



View of the proposed community park

Keeping you informed

Welcome to our first joint newsletter! Together, Newlon and Mount Anvil will be keeping you up to date on the Barnsbury Estate Transformation by sending you a regular newsletter.

What have we been doing since the estate ballot?

We know that we've been a little bit quiet since the ballot took place - this is because we've been working hard behind the scenes on the plans for the future of the estate following your YES vote.

We've also sent letters to you about the phasing plan and we'll be in touch with you regularly over the coming weeks and months to provide you with further updates.

Would you like to talk to a member of the BEST team about these proposals? If so please:



Email best@newlon.org.uk



Call 020 7613 7596 **or** 020 8709 9172

Resident tours - Hampstead Manor

On a sunny Wednesday in early June, around 40 Barnsbury residents joined staff from both Newlon and Mount Anvil to visit Hampstead Manor. This is a fantastic example of a Mount Anvil development with well-designed buildings surrounded by beautiful green and public spaces. A Newlon resident at Hampstead Manor was also kind enough to allow us into her home and answer any questions residents had of her experience with Mount Anvil.

We felt it was a really fun day and we hope everyone who came along enjoyed themselves. We're also keen that everyone has the opportunity to see the quality that we can deliver and so we will be holding more tours soon. We'll be in touch!



In the meantime, there are three Mount Anvil sites within walking distance of the Barnsbury Estate, if you wanted to visit and take a look around in your spare time without a Mount Anvil or Newlon host. These are Barnsbury Place, Lexicon and The Loxfords.



Barnsbury Place, N1 1EJ



Lexicon, EC1V 1LE



The Loxfords, N5 1GF

Old Barnsbury - show flat

The Old Barnsbury show home is now open and available for viewings, for those people who would like to see what a refurbished home on Old Barnsbury will be like. This is a great opportunity to see the possibilities that the transformation will bring to the homes on Old Barnsbury, particularly the refurbished kitchens and bathrooms.

We've run a number of viewings already and would like to hold more before the end of August.

If you would like to book a slot to visit the show home then please contact **020 7613 7596** or **020 8709 9172** or email **BEST@newlon.org.uk**.



View of the Old Barnsbury show home kitchen

Frequently Asked Questions

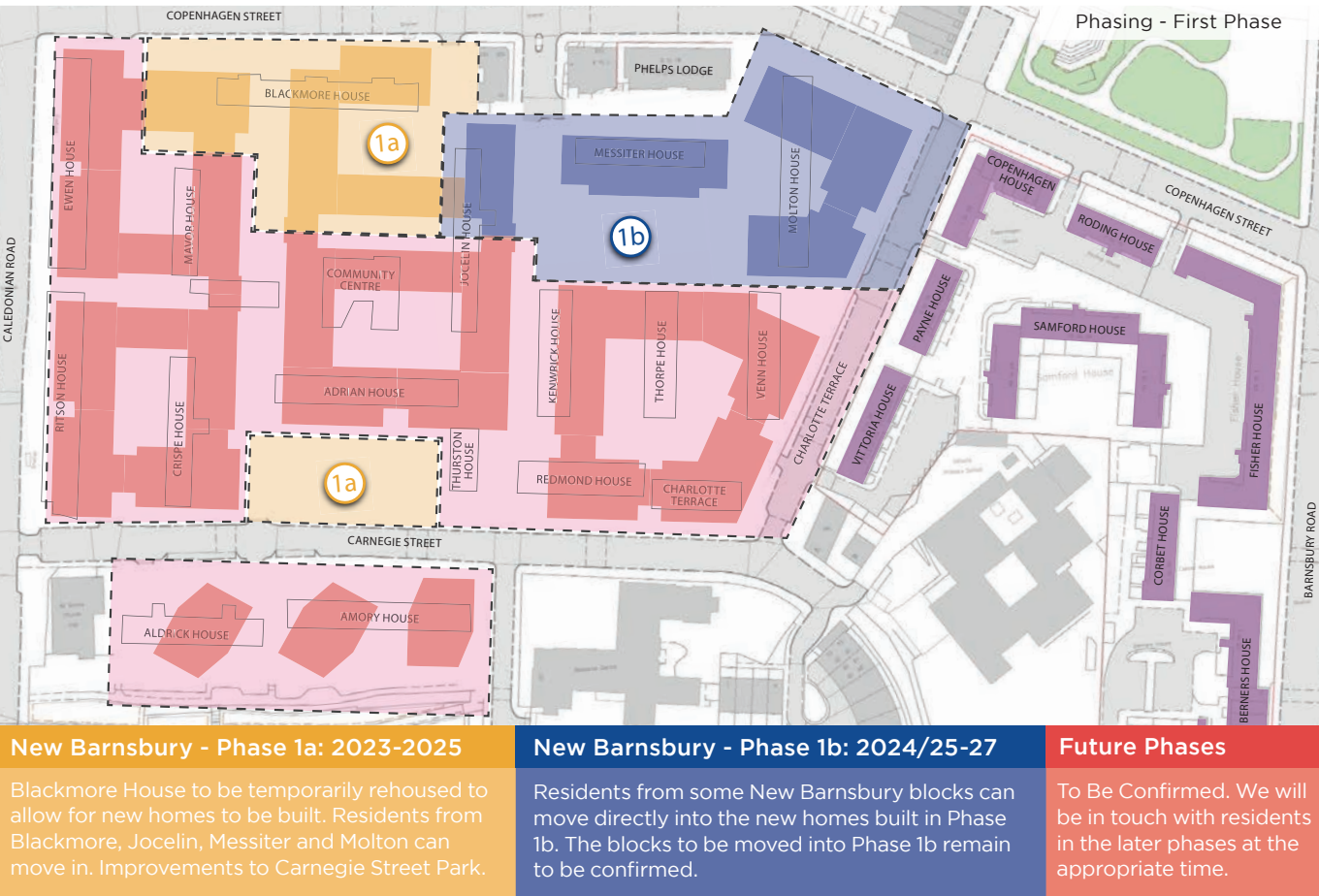
We know that you will still have a number of questions about the transformation. We've answered some of these below, but we know there's still a lot more. If you want to speak to us please give us a ring or send us an email. You can also find more information on our website - www.betterbarnsbury.org.uk - where we have a number of Frequently Asked Questions.

How will things work with Mount Anvil now involved in the project?

Mount Anvil have a proven track record of creating beautiful, high quality homes across London and following your YES vote in the ballot, we've started working together on the set-up of a 'joint venture'. This is the legal part of our partnership, which is where we each confirm our commitments to the project and how we'll work together to transform your estate. Of course, at the heart of these commitments is how we'll work together to continue to put residents first and provide you with homes and a community that meets your needs.

Why do you need to submit a planning application for the proposals when we already voted in the residents' ballot?

The residents' ballot was the first step in the process to transform the Barnsbury Estate. Newlon and Mount Anvil are now working together on the planning application for the estate which will include more detailed designs of the buildings and public spaces. Before the application is submitted to Islington Council, we will consult with you on the plans and give you opportunities to provide your feedback.



So when will I know when and where I am moving?

We've written to you about phasing and our plan for the first phase which will see residents in Blackmore House moved first. This plan will enable us to deliver more homes in the first phase, meaning that more residents will be able to move into their new home within the first two to three years of construction starting. For residents that are not in Blackmore it is likely that you will not be required to move until 2025 at the earliest and in most cases much later. It is also important to bear in mind that we still need to get planning permission from Islington Council before any construction work can start.

Phasing drop-in sessions at the Community Centre

We're holding three drop-in sessions at the Community Centre so you can hear more and have your questions answered on the phasing plan, how this will affect you or your neighbours, and clarity on your personal circumstances.

These sessions are taking place on:

- **Wednesday 11 August – 2.30pm-6.30pm**
- **Tuesday 17 August – 12.30pm-5.30pm**
- **Saturday 21 August – 2pm-6pm**



Previous workshop held in February 2020

If you would rather not speak to us in-person, you can call us on **020 7613 7596** or **020 8709 9172** and we can talk on the phone or organise an online meeting.

Alternatively, you can contact your independent advisors, Source Partnership, by calling **020 8299 2550** or freephone **0800 616328** or by emailing **info@sourcepartnership.com**.



Previous workshop held in February 2020 in the community centre

Barnsbury Event - Save the Date!

Let's celebrate the 'Yes' vote - join Newlon and Mount Anvil on Wednesday the 15th of September, 3pm to 5pm, in the community centre.

Please come along to meet the team who will be working to deliver your new homes.

The event will include art classes, health and fitness classes, face painting, games, children's football with Barnard adventure park, and much, much more.

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